



FOR SALE

**CARE-FREE INVESTMENT OPPORTUNITY
IN TORONTO'S COVETED WYCHWOOD
NEIGHBORHOOD | 5.5%+ CAP RATE**

**7
7
9**

**ST. CLAIR
AVENUE
WEST**
TORONTO, ON



**CUSHMAN &
WAKEFIELD**

THE PROPERTY

PROPERTY DETAILS

779 St Clair West is located in the heart of booming St Clair and Wychwood node, steps from both affluent Forest Hill and Casa Loma neighborhoods. The Property is comprised of a fully leased 2-storey streetfront retail building. The streetfront building comprises approximately 2,137 sf over the ground and second floor, plus a lower level, rear patio, second floor patio, and 2 parking spaces.

The Property is located just west of the intersection of St Clair West and Christie Street. The Property benefits from a City-owned laneway to provide access to the rear parking and rear patio. All tenancies are stable, being on long-term leases.

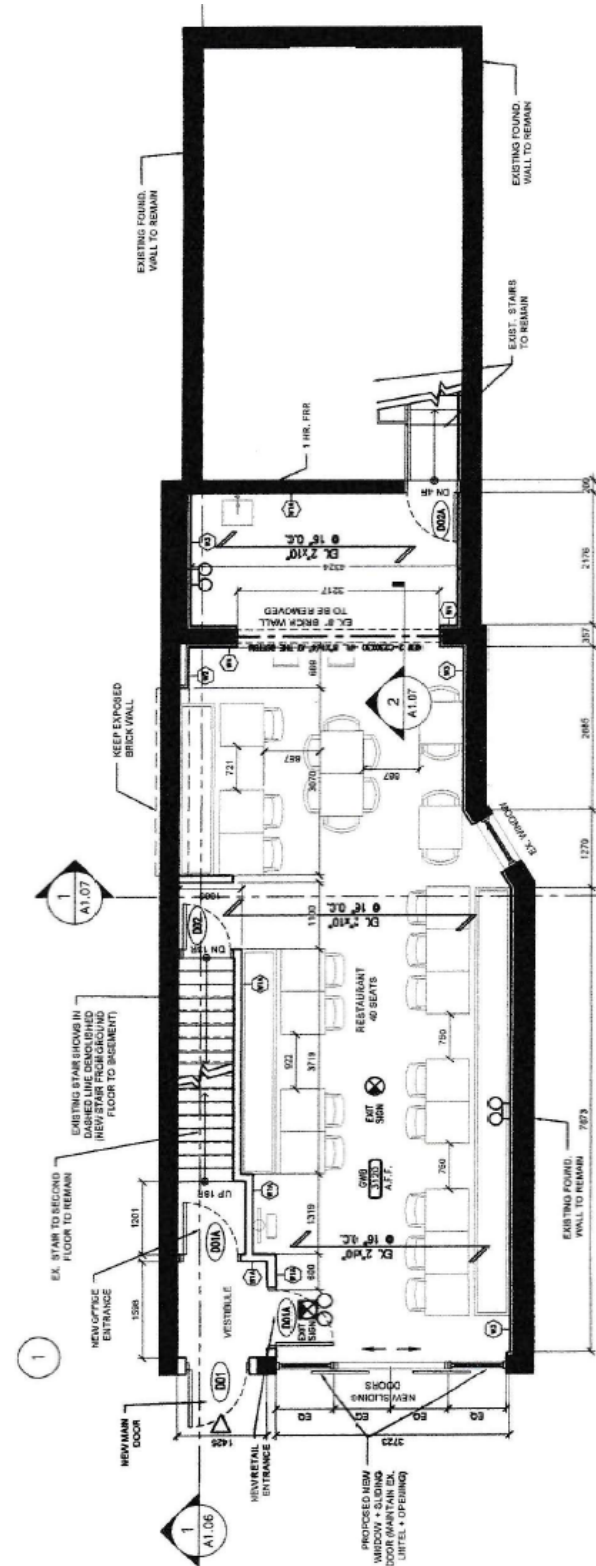
779 ST. CLAIR AVENUE WEST

| | |
|---------------------|---|
| PRICE | \$2,000,000 \$1,925,000 |
| PROPERTY TAXES | \$15,658.50 (2024) |
| 2025 NOI | \$104,700.00 |
| CAPITALIZATION RATE | 5.5% based on Asking Price |
| SIZE | Total: 3,028 sf Ground Floor: 1,261 sf (plus large rear patio) Lower Level: 874 sf Second Floor: 876 sf |
| LAND AREA | 2,206.60 sf |
| FRONTAGE | 18.93 ft |
| PARKING | 2 Rear Parking Stalls |
| TENANTS | Retail: AVIV Restaurant - term through 2029 Office: Loma Marketing - term through 2025 (with desire to extend) |

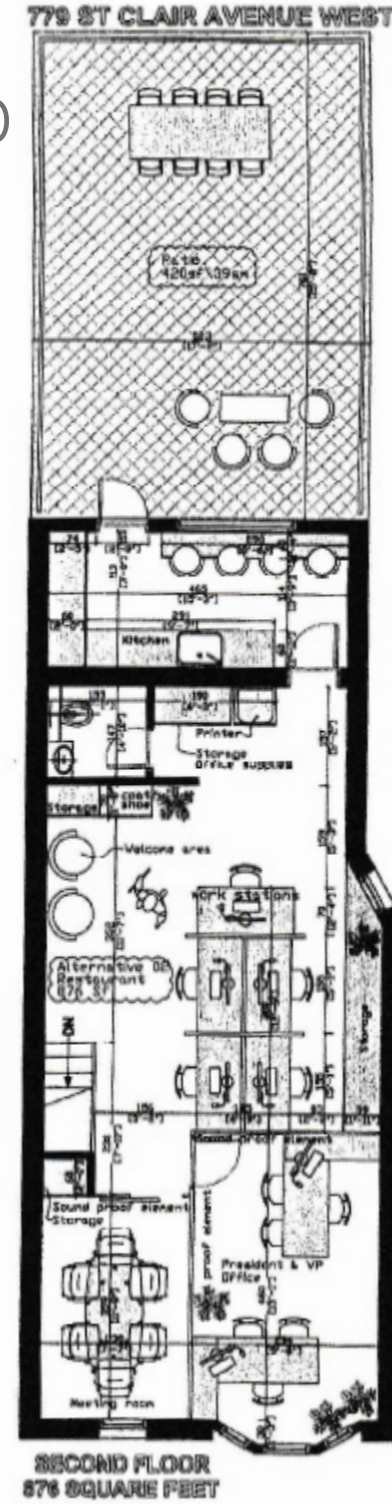


THE PROPERTY

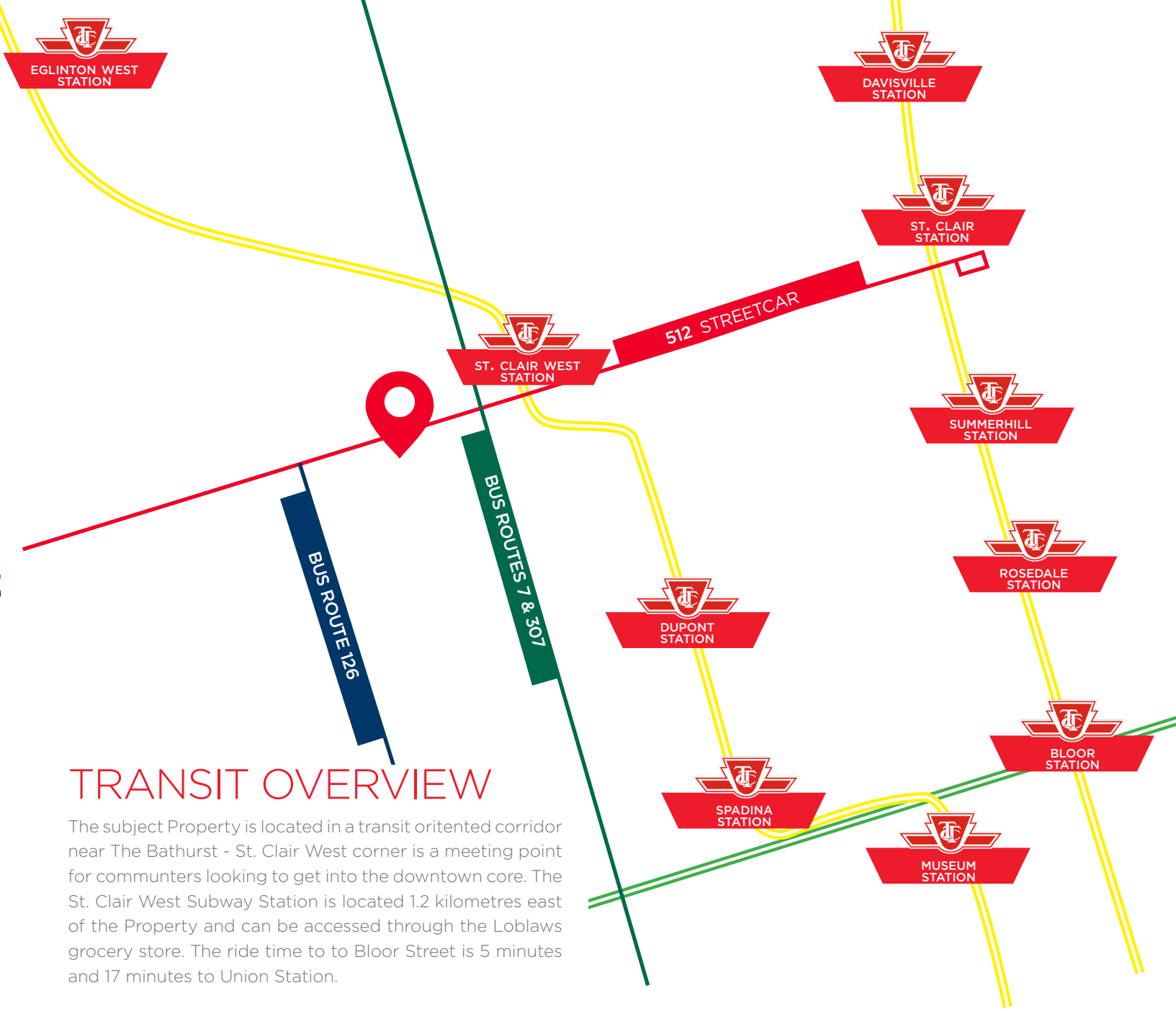
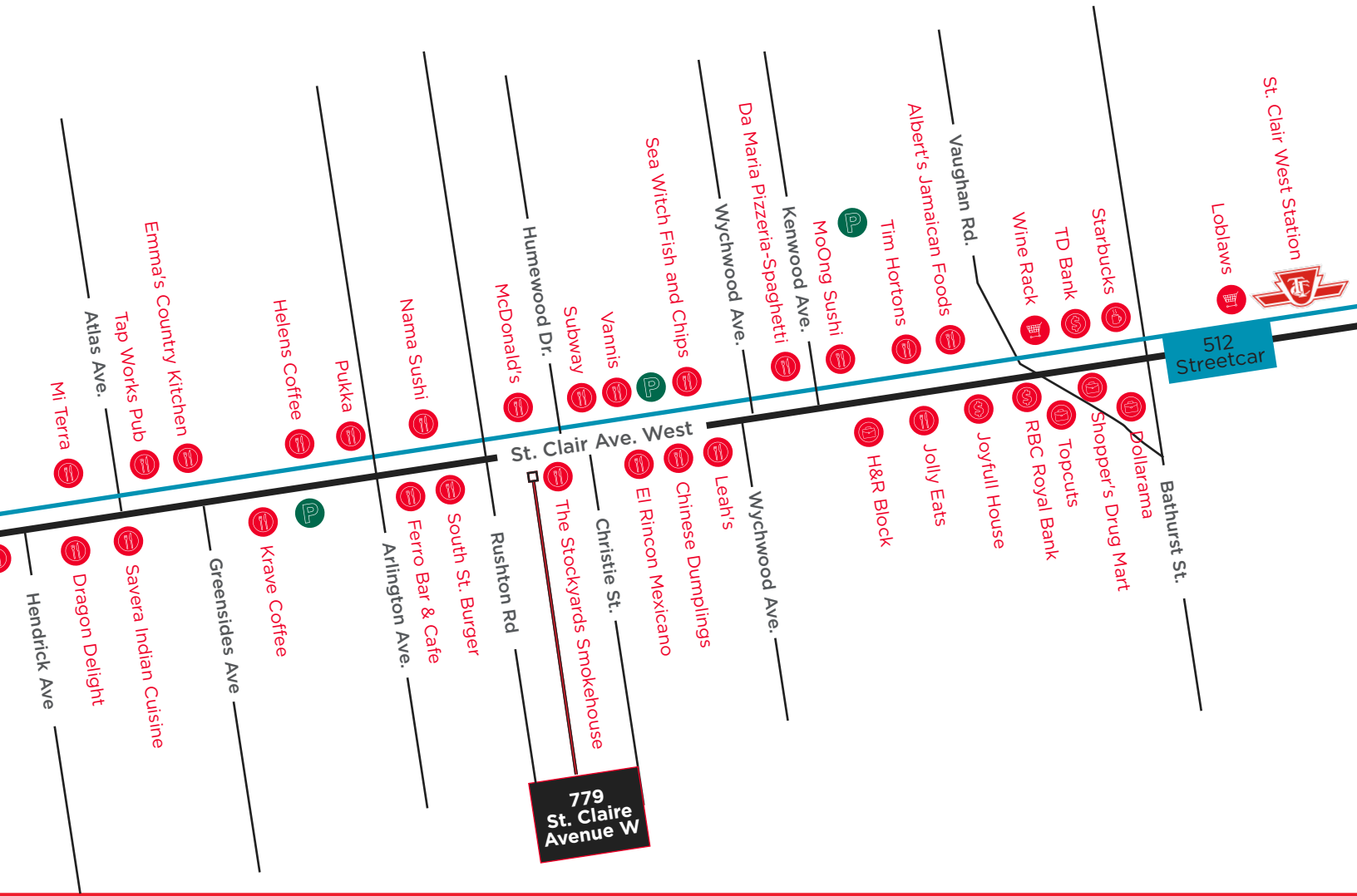
GROUND FLOOR



SECOND FLOOR



THE LOCATION

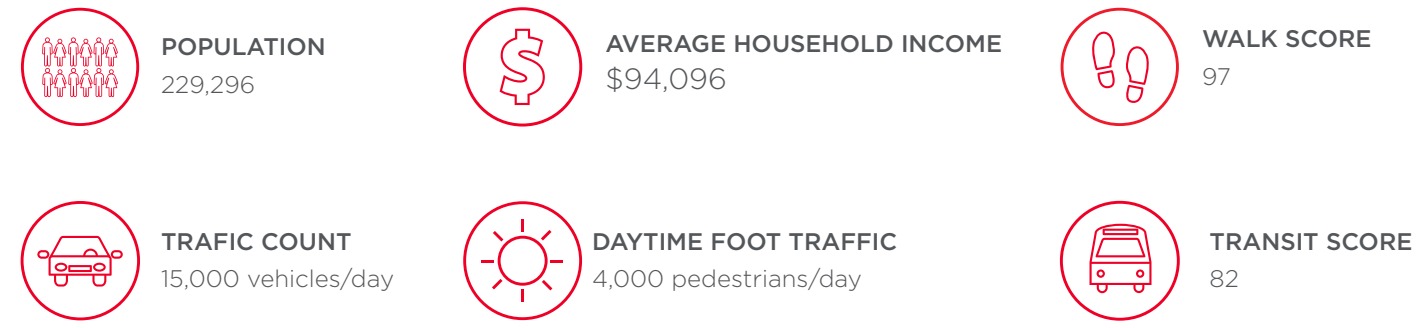


TRANSIT OVERVIEW

The subject Property is located in a transit oriented corridor near The Bathurst - St. Clair West corner is a meeting point for commuters looking to get into the downtown core. The St. Clair West Subway Station is located 1.2 kilometres east of the Property and can be accessed through the Loblaws grocery store. The ride time to to Bloor Street is 5 minutes and 17 minutes to Union Station.

ST. CLAIR WEST / WYCHWOOD

Located on the south side of St. Clair Avenue West in the evolving St. Clair West / Wychwood area just west of Bathurst Street. The area is experiencing an influx of new residential density and transformative developments, including One Forest Hill, Eight Forty and The Davies. This area being geared towards the demographic of Forest Hill residents, is known for its wide range of restaurants, retail and commercial amenities. With dedicated Streetcar access along St. Clair West and the St. Clair West subway station 1.2 kilometres away, this site is well-connected in a node poised for continued growth.





THE OFFERING

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the sale of 779 St. Clair Avenue West, Toronto, Ontario (“The Property”). The Property is offered for sale at an asking price of **\$2,000,000**. The Listing Broker is accepting offers as received. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. All inquiries regarding the Property or requests for further information should be directed to the Broker as exclusive agent for the Vendor.

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